

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Kelley J. Durham

ADDRESS: 2815 Tremont St.

PHONE:

719-287-5355

DATE: 3/25/2015

CONTRACTOR:

ADDRESS:

PHONE:

HOME MOD NO.:

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

Owner

Date

Owner

Date

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor

Date

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

2 Lead Based Paint: Windows

Reference attached LBP Report and obtain detailed estimate from abatement contractor including staging and overall interior or exterior space requirements, scheduling/time requirements, and homeowner access/exclusion during LBP process to bathroom, bedrooms, and kitchen. GC to include in bid amount for content manipulation (moving of furniture etc).

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the job site and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or equivalent prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

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Group Site Work

3 Concrete: Demo

Concrete Removal: Remove side yard driveway and rear yard driveway (Est. 1500 sqft)

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4 Concrete: Flatwork Prep, Drainage Rock, and Drains

Flatwork Prep: Provide and compact 6" road mix for side and rear areas, increasing grade around perimeter of house sloping away from foundation.

Drainage Rock & Landscape Fabric: Apply appropriate weed barrier landscape fabric, then fill and compact 6" of drainage rock for side and rear areas excluding driveway and walkway. Similar or equivalent to "Drainage Rock" found at the following web site:

<http://rmmaterials.com/decorative-rock.htm>

Swale Drain: Create (2) swale drains. First, between ribbon driveway with flow directed towards street. Second, between garage and house with flow directed towards garden area.

ABS Drains: Install ABS sections with grate caps under first section of driveway toward swale drain and under walkway to swale drain between house and garage.

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5 Concrete: Flatwork

Ribbon Driveway: Pour (2) 2.5' wide driveway sections from sidewalk to garage (Est.distance 90')

Walkways Behind House: Pour (2) walkways, first behind house from backdoor to driveway, second from backdoor to garage.

Garage Driveway: Pour approximately a 12'x25' driveway connected to front of garage reinforced with metal mesh.

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Group Exterior

6 Window Wells: Excavation and Installation

Supply and install (2) window wells per PPRBD Code RBC303.4.12 Section R310.2, with a minimum horizontal projection of 30 inches for future egress window installation. Waterproof window well and stem wall connection.

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7 Roofing:

Install 30 year fiberglass reinforced asphalt shingle over underlayment per PPRBD and manufacturer. Installation to include removal and disposal of all layers of existing roofing, new 2" GSM drip edge at perimeter, repair or replacement of basic roof jacks as required, repair or replacement of all step and sidewall flashings as required, and replacement of up to 64 sq ft of roof sheathing with plywood or like material in plane with existing. Owner to select from standard colors.

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8 Electrical: Service Entrance

Replace electrical weatherhead and riser with roof replacement.

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9 Mechanical: Furnace Roof Jack Replacement

Replace furnace roof jack with roof replacement.

\$ _____

10 Windows:

Remove and replace all windows with new vinyl thermal break retrofit insert units.

Installation to include complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required. (Note: Lead Based Paint)

\$ _____

11 Gutters:

Install 5" seamless aluminum gutters at all roof eaves. Back edge of gutter to be installed behind roof drip edge. Installation to include a minimum of (2) downspouts on all runs greater than 30'. New down downspouts to terminate at **North side of lot** with an elbow and concrete splash block at Owner to select from standard colors.

\$ _____

Group Interior**12 Plumbing: Dual-flush WC**

Replace WC at Upstairs Bath with Amer Std or eq 1.6 gpf in white with standard bowl and seat.

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13 Electrical: Smoke & CO Detectors

Install smoke and CO detectors in all locations required by PPRBD.

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Group Basement**14 Mechanical: Basement**

Remove unnecessary, exposed ducting in basement.
Add a new supply to Den

\$ _____

Total Bid \$ _____
